

**Know All Men By These Presents.**

BK 4 239 PG 331

38-117

#1293

*That* John E. Lawrence and Rhodora S. Lawrence of Winslow, County of Kennebec,  
State of Maine,

027969

*in consideration of* ONE DOLLAR and other valuable consideration

TRANSFER  
TAX  
PAID

*paid by* David C. Gagnon of Benton, County of Kennebec and State of Maine,

*the receipt whereof* we *do hereby acknowledge, do hereby*  
*give, grant, bargain, sell and convey unto the said* David C. Gagnon,

*his heirs and assigns forever,*

*a certain lot or parcel of land* in Waterville, County of Kennebec and State of Maine,  
bounded and described as follows:

Commencing at a 5/8 inch capped iron rebar at the North West corner of Lot 52 as shown on a plan entitled Cool Street Home Sites, and recorded in Kennebec County Registry of Deeds, Plan Book 8, Pages 76 and 77, said rebar is on the Southerly side of Moody Street; thence S 37-02-27 E 150.81 feet along the Westerly line of Lot 52 to a 5/8 inch capped rebar set in the ground; thence continuing on the same course to the Messalonskee Stream; thence following the Northerly edge of the stream to a point and land of Robert J. and Julia Bolduc which is S 37-02-27 E from a capped 5/8 inch iron rebar set in the ground, (a tie line between the two last mentioned rebars is N 47-51-07 E 30.12 feet); thence N 37-02-27 W 153.49 feet by land of said Bolduc to a capped 5/8 inch iron rebar on the Southerly side line of Moody Street; thence following the Southerly side of Moody Street N 52-57-33 E 30.00 feet to the point of beginning containing 5000+/- sq. feet. Reference is also made to a plan for Francis Carter by Pickett Land Survey Inc. dated September 15, 1992.

Meaning and intending to convey Lot 51 as shown on a plan of lots owned by the A.F. Hutchinson Land Co. Inc. called Cool Street Home Sites, said plan prepared by Ernest W. Branch, C.E., dated July 2, 1923 and recorded in the Kennebec County Registry of Deeds in Plan Book 8, Pages 76 and 77. Lot 51 is a portion of the property conveyed from Rosline M. Lowe to John E. Lawrence and Rhodora S. Lawrence, the herein Grantors, by Warranty Deed dated December 14, 1987, and recorded December 16, 1987 in the Kennebec County Registry of Deeds in Book 3282, Page 192.

**To Have and to Hold** the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said David C. Gagnon

his heirs and assigns, to his and their use and behoof forever.

**And** we do COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises that they are free of all encumbrances: except none;

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,** we, John E. Lawrence and Rhodora S. Lawrence

joining in this deed as Grantors, and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set our hands and seals this SECOND (2nd) day of OCTOBER, in the year of our Lord one thousand nine hundred and ninety-two (1992).

**Signed, Sealed and Delivered**

in presence of

*John E. Lawrence*  
to have

*John E. Lawrence*  
John E. Lawrence

*Rhodora S. Lawrence*  
Rhodora S. Lawrence

State of Maine,  
KENNEBEC,

} ss.

OCTOBER 2, 1992.

Personally appeared the above named JOHN E. LAWRENCE AND RHODORA S. LAWRENCE,

and acknowledged the above

instrument to be their free act and deed.

RECEIVED KENNEBEC SS.

1992 OCT -5 AM 9:00

Before me,

SEAL

ATTEST: *James S. York*

JAMES S. YORK  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES JULY 9, 1995

Notary Public

REGISTER OF DEEDS